



**Project #15-033**  
**ABC Supply Co. Inc. Conditional Use Permit**  
**1170 West 200 North**

**REPORT SUMMARY...**

*Project Name:* ABC Supply Co., Inc.  
*Proponent/Owner:* Matt Anderson / KMM Properties  
*Project Address:* 1170 West 200 North  
*Request:* Conditional Use Permit  
*Type of Action:* Quasi-Judicial  
*Hearing Date:* July 9, 2015  
*Submitted By:* Amber Reeder, Planner II

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**RECOMMENDATION**

Staff recommends that the Planning Commission **conditionally approve** a conditional use permit for ABC Supply Co. to operate a contractor supply company with outside storage at 1170 West 200 North, TIN #05-064-0025.

*Current Land use adjoining the subject property:*

<i>North:</i>	COM: vacant, undeveloped right-of-way; 200 North	<i>East:</i>	CS: bulk fuel sales
<i>South:</i>	CS: vacant, undeveloped property	<i>West:</i>	CS: auto repair business; 1175 West (private road)

**Request**

The request is for a Conditional Use Permit for ABC Supply Co. to operate at this location as a "contractor supply store with outside storage". This use category requires a Conditional Use Permit in the Commercial Services (CS) zone.

**Conditional Use Permit**

A Conditional Use Permit review allows for conditions to be placed on a use to mitigate possible impacts of the operation of the use in the area. Conditions may address compatibility and compliance with the Code.

The site has a building built circa 1977 with an office area that will be used for office and retail space. It is approximately 1500 sq ft. The warehouse sits to the south of the office area and is approximately 6200 sq ft. There is access through an existing paved area and gate on the northwest side of the property. There is a fenced, paved area that continues along the south and west sides of the building. The fence is 6' tall chain link with white security slats. The east side of the building has seven (7) loading dock bays and a covered carport area. There is a landscaped area 10' wide along the east side of the property and in front of the office area. There is existing parking along the office area and under a carport on the east side of the office.

The property was most recently used as by Vinyl Technologies for almost 20 years and has been used by Don's Auto Body and Glass for over ten years. Vinyl Technologies was a light manufacturing facility that used the building and storage in the west yard area. Don's Auto Body uses the south portion of the fenced area as an impound yard for their towing service. ABC Supply Co. would take over use of the building and current fenced areas for their store, storage and pick up areas. The gates would allow for customers and deliveries to drive through the site to pick up and deliver materials. The impound yard is proposed to be relocated to the

northwest corner of the lot, adjacent to the frontages on 200 North and 1175 West, a private road to the west.

The outside storage associated with ABC Supply will be in the fenced areas. The fencing on the east side is proposed to be extended to include the loading area and will be in line with the existing fence on the west side of the building. The fenced area has slats that provide screening and is 75' from the property line on 200 North. There is an additional 30' of right-of-way between the property line and the travel lane on 200 North. The materials are building supply related and primarily stacked items. Without racking or other structures the stacked items typically are at a height of 6-8' high. As the outside storage is 100' from the view of traffic and there is an existing 6' fence with security slats, there should be little impact of outside display to the area.

The impound yard relocation is proposed to be between the storage area and the roadways. The impound area is proposed to be 6' high chain link fencing with a gate on the east side. The fence would be in line with the front setback of the building, continue for 50' and be continue to match the existing fence line along 1175 West. The fence is outside of the sight triangle at the intersection. The property owner has indicated that the chain link would have slats to screen the site. The slats would be white to match the existing screening and would be the wider slat that creates a more solid sight barrier. The code, 17.37.120.D.2, also requires that the yard area located between the fence and the public sidewalk be landscaped and maintained. This area of the site is undeveloped and that area would need to be landscaped. The addition of landscape in this area would also help buffer the fencing and view of the outside storage area and better maintain the corner and site.

There are not modifications to the site that require Design Review, so full compliance with the Landscaping standards of LDC 17.39 is not required. There is approximately 2250 sq ft of open space and useable outdoor space in front of the office area with one (1) tree and another 2250 sq ft of area along the east border of the property with three (3) existing trees. The UDOT review process is requiring a variance permit. The property owner is to pursue sharing Jardine Petroleum's access that borders the east side of the property. Shared use of the access would involve closing the ABC Supply property east access and removing some of the landscaped area. Should access modifications be required on the site, staff recommends that there be no less than 4450 sq ft of open space and useable outdoor space on site, it be adjacent to 200 North to the extent possible, and no less than 4 trees provided on site.

Compliance with parking standards is only required for a change of use or when there is expansion to the site. Contractor supply and wholesale warehousing and the previous business of light manufacturing are in the same land use category of "Industrial Uses" so full compliance would not be required. The parking layout of the site appears to be adequate and provide for the needs of the use without negative impacts to adjacent properties. The office, retail, and warehouse uses would require approximately 11 parking spaces. Accounting for a parking setback there is room for 10 spaces in the existing parking areas adjacent to the office. The nature of the business is for customers and deliveries to travel through the site around the building for materials. There is over 350 linear feet of travel lane around the building in the outside storage area that would provide for stacking and parking for business on the site.

ABC Supply Co. is a wholesale distributor of roofing, siding, window, and gutter building supplies. They have three (3) Utah locations and 491 locations nationwide. They typically operate from 7:00 am to 5:00 pm Monday through Friday and Saturday mornings. There is not any residential development in over half a mile and the surrounding uses, such as the fuel stations, are traffic intensive and operate more extensive hours than ABC Supply so the impacts of the supply store would be minimal on the area.

## AGENCY AND CITY DEPARTMENT COMMENTS

Comments were solicited from the reviewing departments and/or agencies. This following included comments for the applicant at this time:

<ul style="list-style-type: none"><li>• Fire Department</li></ul>	<ul style="list-style-type: none"><li>• Water/Cross Connection</li></ul>
<ul style="list-style-type: none"><li>• Engineering Department</li></ul>	<ul style="list-style-type: none"><li>• Business License</li></ul>

## PUBLIC COMMENTS

As of the time the staff report, no public comment was received.

## PUBLIC NOTIFICATIONS

Legal notice was published in the Herald Journal on June 25, 2015, and the Utah Public Meeting website on June 29, 2015. Public notices were mailed to property owners within 300 feet of the project site on June 22, 2015.

## RECOMMENDED CONDITIONS OF APPROVAL FOR THE CONDITIONAL USE PERMIT

*This project is subject to the proponent or property owner agreeing to comply with the following conditions as written, or as may be amended by the Planning Commission.*

- 1) All standard conditions of approval will be recorded with the Permit and are available in the Community Development Department.
- 2) All fencing will comply with the LDC 17.37.120-150 and receive a permit. Chain link fencing up to 6' in height permitted with wide slat material to provide screening to the outside display areas.
- 3) The undeveloped area between the impound area and the streets will be landscaped and have a minimum coverage of 50% plant material. Vertical landscape will be provided along the fence facing 200 North to screen the site and other areas will provide low landscaping to maintain the sight triangle visibility at the intersection.
- 4) Should access modifications be required on the site, staff recommends that there be no less than 4450 sq ft of open space and useable outdoor space on site, it be adjacent to 200 North to the extent possible, and no less than 4 trees provided on site.
- 5) Prior to issuance of a Building Permit, the Director of Community Development shall receive a written memorandum from each of the following department indicating that their requirements have been satisfied:
  - a) *Fire Department – contact 435-716-9515*
    - i) Provide a hazardous materials inventory list. List and quantities will be reviewed to determine fire suppression requirements for building.
    - ii) Provide a racking plan for the interior warehouse space. Interior storage over 12' in height will require sprinklers.
  - b) *Engineering Department – contact 435-716-9160*
    - i) Access to SR 30 (200 North) to be approved by CAMP.
      - (1) CAMP pre-application meeting was held July 1, 2015. A Variance request will need to be made to UDOT.
    - ii) It appears that only minor improvements are planned for the site. If improvements are planned (mainly pavement area), efforts to address on-site storm water detention/retention to meet City standards for storm water shall be addressed.
  - c) *Water/Cross Connection Review – contact 435-716-9627*
    - i) Water main will need a Back Flow Assembly such as a DC (ASSE-1015) before any branch-offs. Must be installed and tested.
    - ii) Landscape irrigation must have a high hazard-rated Back Flow Assembly such as a RP (ASSE-1013) or PVB (ASSE-1020). Must be installed and tested.

- iii) If a fire suppression system is required, the fire riser would need a DCDA (ASSE-1048). It would need to be installed and tested.
- d) *Business License Department – contact 435-716-9230*
  - i) ABC Supply will need to apply for a business license for a Commercial Level 1 business.

#### **RECOMMENDED FINDINGS FOR APPROVAL FOR THE CONDITIONAL USE PERMIT**

*The Planning Commission bases its decisions on the following findings supported in the administrative record for this project:*

1. The Conditional Use Permit conforms to the requirements of Title 17 of the Logan Municipal Code.
2. The use of the property as a contractor supply store with outside storage conforms to the requirements of Title 17 of the Logan Municipal Code and is listed as a conditional use in the Use Table for the Commercial Services zoning district.
3. The proposed building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties. UDOT has done a pre-application review of the project.
4. The streets providing access and other infrastructure to the subject property have adequate capacities or a suitable level of service for the use.
5. The proposed use provides adequate off-street parking in conformance with Title 17.
6. The project, as conditioned, conforms to landscaping requirements in Title 17.
7. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

This staff report is an analysis of the application based on adopted city documents, standard city development practices, and available information. The report is to be used to review and consider the merits of the application prior to and during the course of the Planning Commission meeting. Additional information may be revealed by participants at the Planning Commission meeting which may modify the staff report and become the Certificate of Decision. The Director of Community Development reserves the right to supplement the material in the report with additional information at the Planning Commission meeting.

## FENCE PERMIT REQUEST





# APPLICATION FOR PROJECT REVIEW

☒ Planning Commission   ☐ Board of Adjustment   ☐ Board of Appeals   ☐ Other

7/9/15

Date Received 6/6/2015	Received By Anderson	Receipt Number 521451	Zone CS	Application Number PC 15-033
Type of Application (Check all that apply): <input checked="" type="checkbox"/> Design Review <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Subdivision <input type="checkbox"/> Zone Change <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Code Amendment <input type="checkbox"/> Appeal <input type="checkbox"/> Variance <input type="checkbox"/> 4950' Design Review <input type="checkbox"/> Other _____				
PROJECT NAME ABC Supply Co. Inc.				
PROJECT ADDRESS 1170 W 200 N, LOGAN UT.				COUNTY PLAT TAX ID # 65 -064 - 0025
AUTHORIZED AGENT FOR PROPERTY OWNER (Must be accurate and complete) MATT ANDERSON				MAIN PHONE # 435-994-4011
MAILING ADDRESS P.O. Box 98	CITY MILLVILLE	STATE UT	ZIP 84326	
EMAIL ADDRESS MATTEWANDERSON1@live.com				
PROPERTY OWNER OF RECORD (Must be listed) KMM PROPERTIES				MAIN PHONE #
MAILING ADDRESS P.O. Box 98	CITY MILLVILLE	STATE UT	ZIP 84326	
EMAIL ADDRESS				
DESCRIBE THE PROPOSED PROJECT AS IT SHOULD BE PRESENTED (Include as much detail as possible - attach a separate sheet if needed)  APPROVAL OF ABC SUPPLY'S USE AS A BUILDING PRODUCTS DISTRIBUTION WAREHOUSE WITH AN OFFICE FOR DISPLAY, SALES & ADMINISTRATION AND OUTSIDE STORAGE FOR CONTINUOUS OPERATION ON ALL DAYS OF THE YEAR IF NECESSARY.  <b>- NO SITE ACTIVITY MAY OCCUR UNTIL AFTER APPROPRIATE COMMITTEE APPROVAL -</b>				Total Lot Size (acres) 1.09 acres
				Size of Proposed New Building (square feet) EXISTING 7,700 SF
				Number of Proposed New Units/Lots —
I certify that the information contained in this application and all supporting plans are correct and accurate. I also certify that I am authorized to sign all further legal documents and permits on behalf of the property owner.		Signature of Property Owner's Authorized Agent		
I certify that I am the property owner on record of the subject property and that I consent to the submittal of this project. I understand that all further legal documents and permits will be sent to my authorized agent listed above.		Signature of Property Owner 		

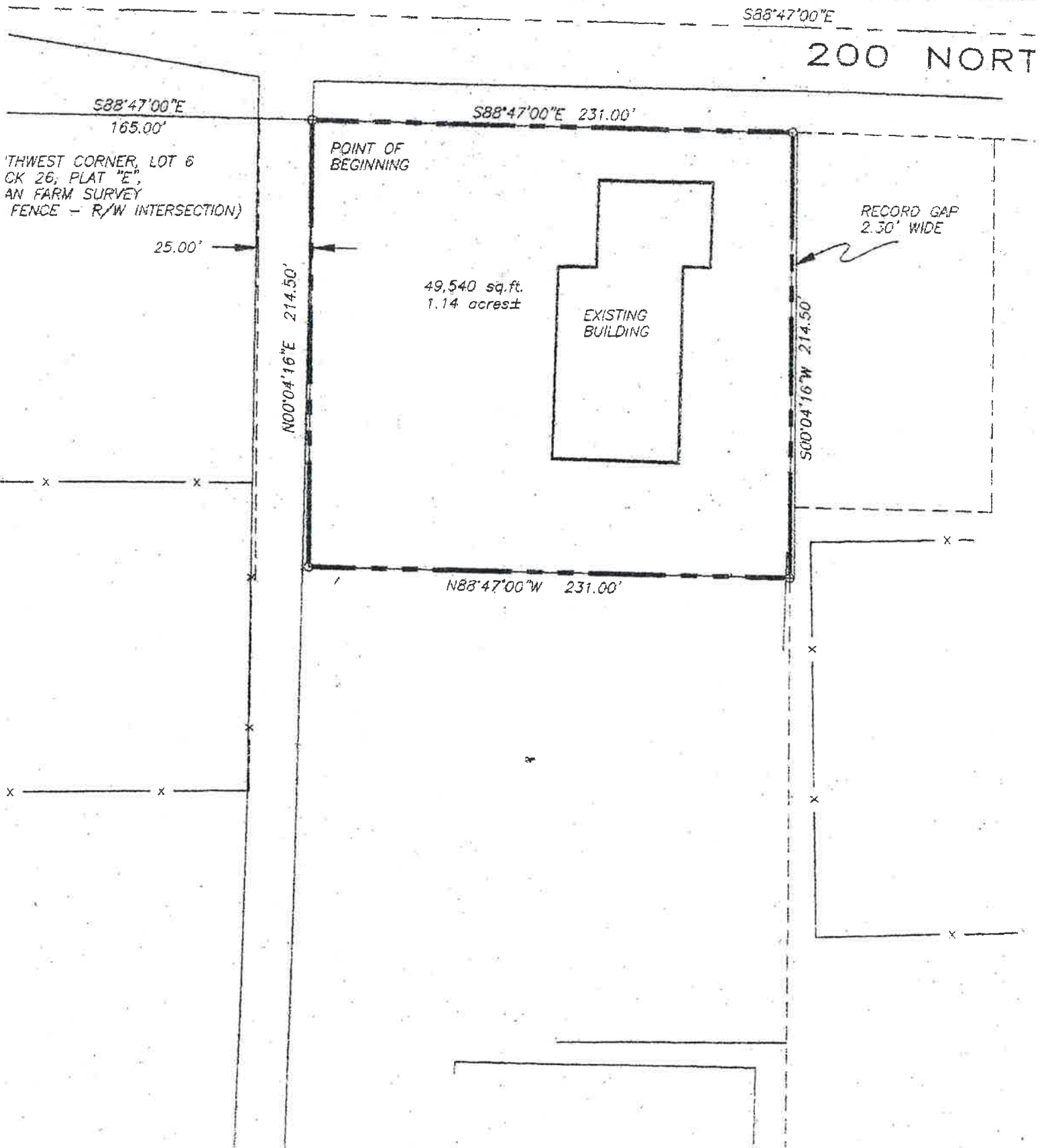




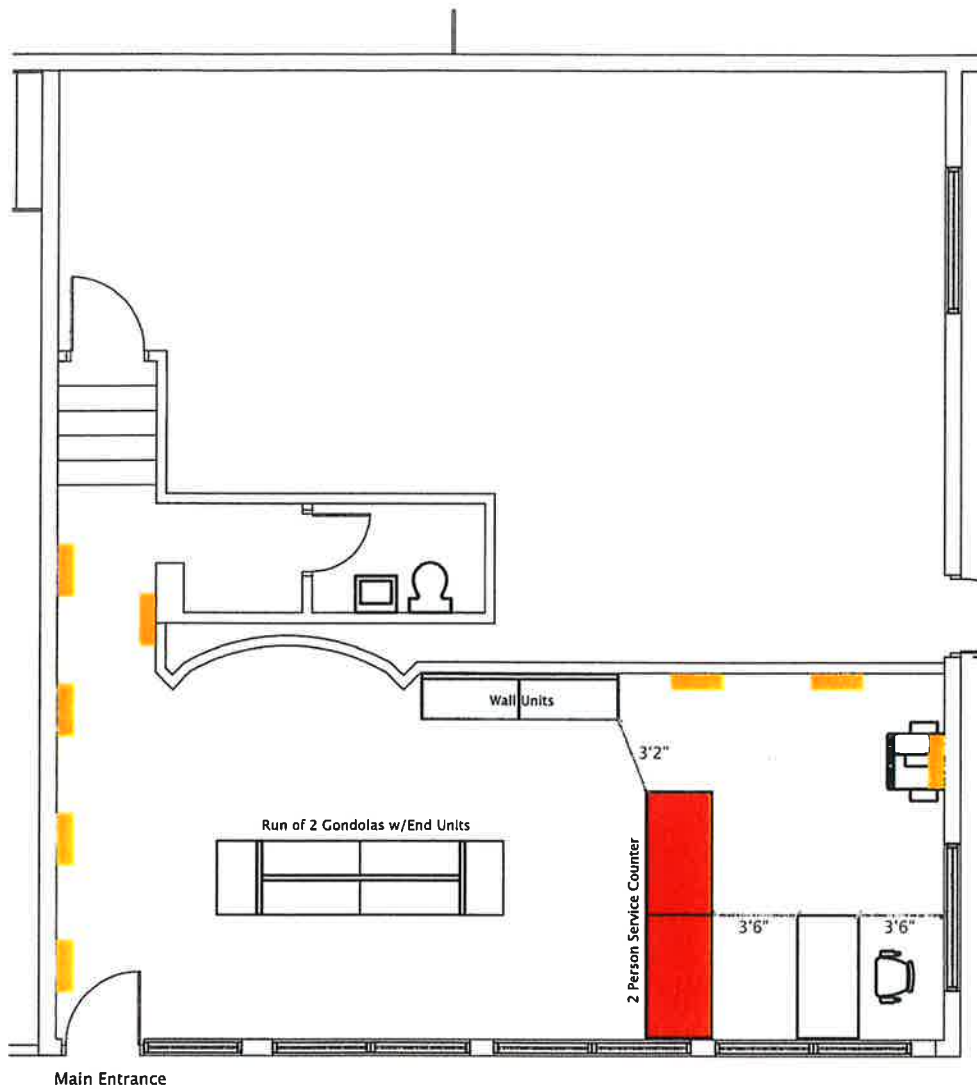
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1170 W 200 N, Logan, UT  
84321

Directions Save Zoom Send







 Wall Signs

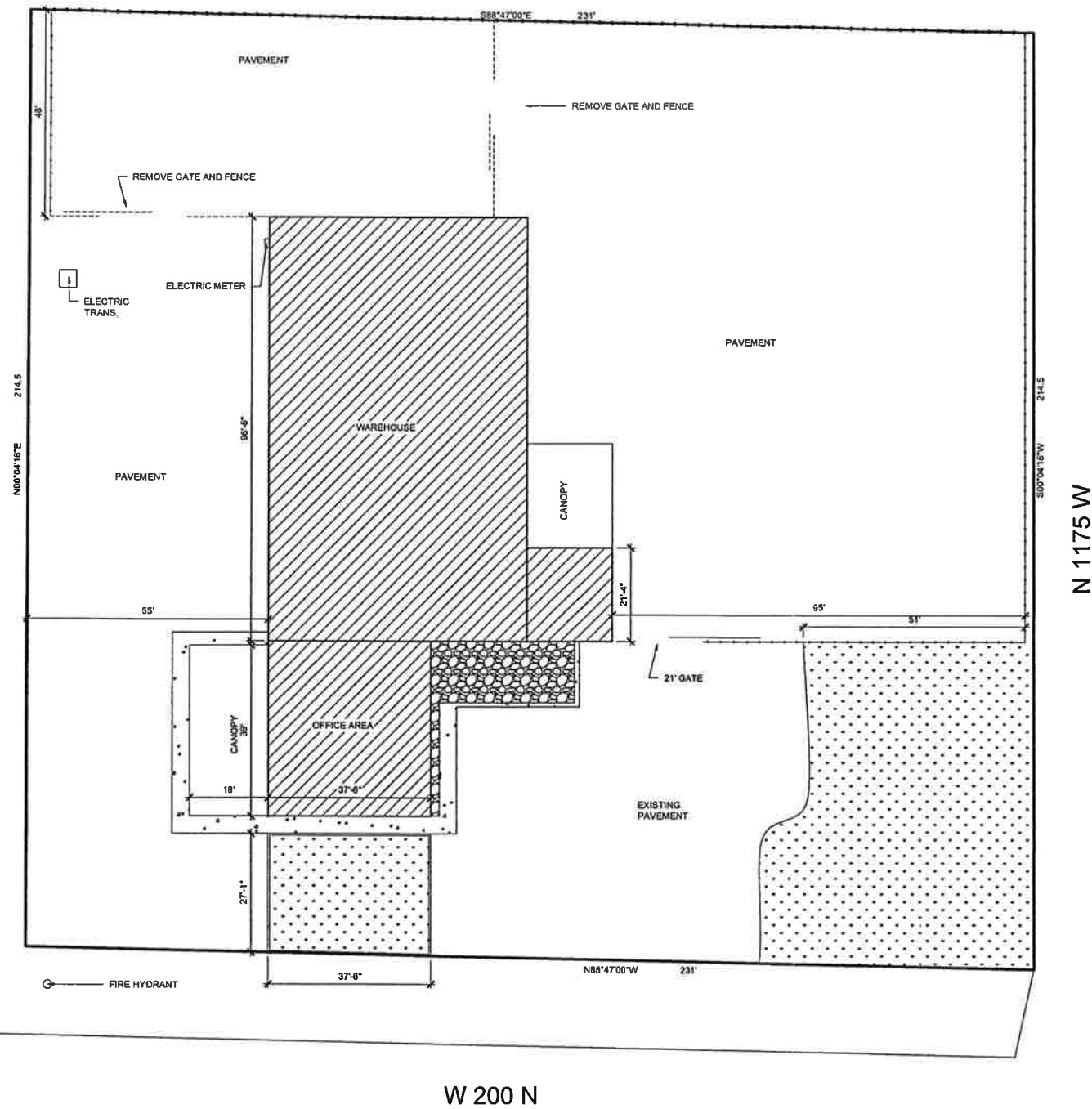
JUN 0 9 RECD



REVISIONS INFORMATION	
DATE	DESCRIPTION
5/15/15	Region Approved
6/5/15	Added wall signs

LOCATION	#000 Logan, UT (new)				
REGION	W	DISTRICT	District Name Here		
SQ. FT.	0000	CEILING	00' 0"	SCALE	1/8" = 1'
DRAWN BY	Heidi Mallicoat		DATE	5/14/15	





W 200 N

N 1175 W

**ABC**  
Supply Co. Inc.

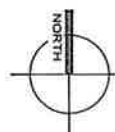
1 ABC PARKWAY  
BELOIT, WI 53511  
(808) 362-7777  
www.abcsupply.com

ABC SUPPLY CO.  
LOGAN, UT

REVISIONS:	PROJECT TITLE:
REVISION 1 - 05/28/2015	LOGAN, UT
	SHEET TITLE:
	DEMOLITION PLAN
	BID DATE:
	APPROVAL DATE:
	REGION - 5/19/2015
	ISSUE DATE:
	05/08/2015
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	4196-2251
	DRAWING NUMBER:
	101
DRAWN BY:	
FEDERICO HERNANDEZ, CCI	

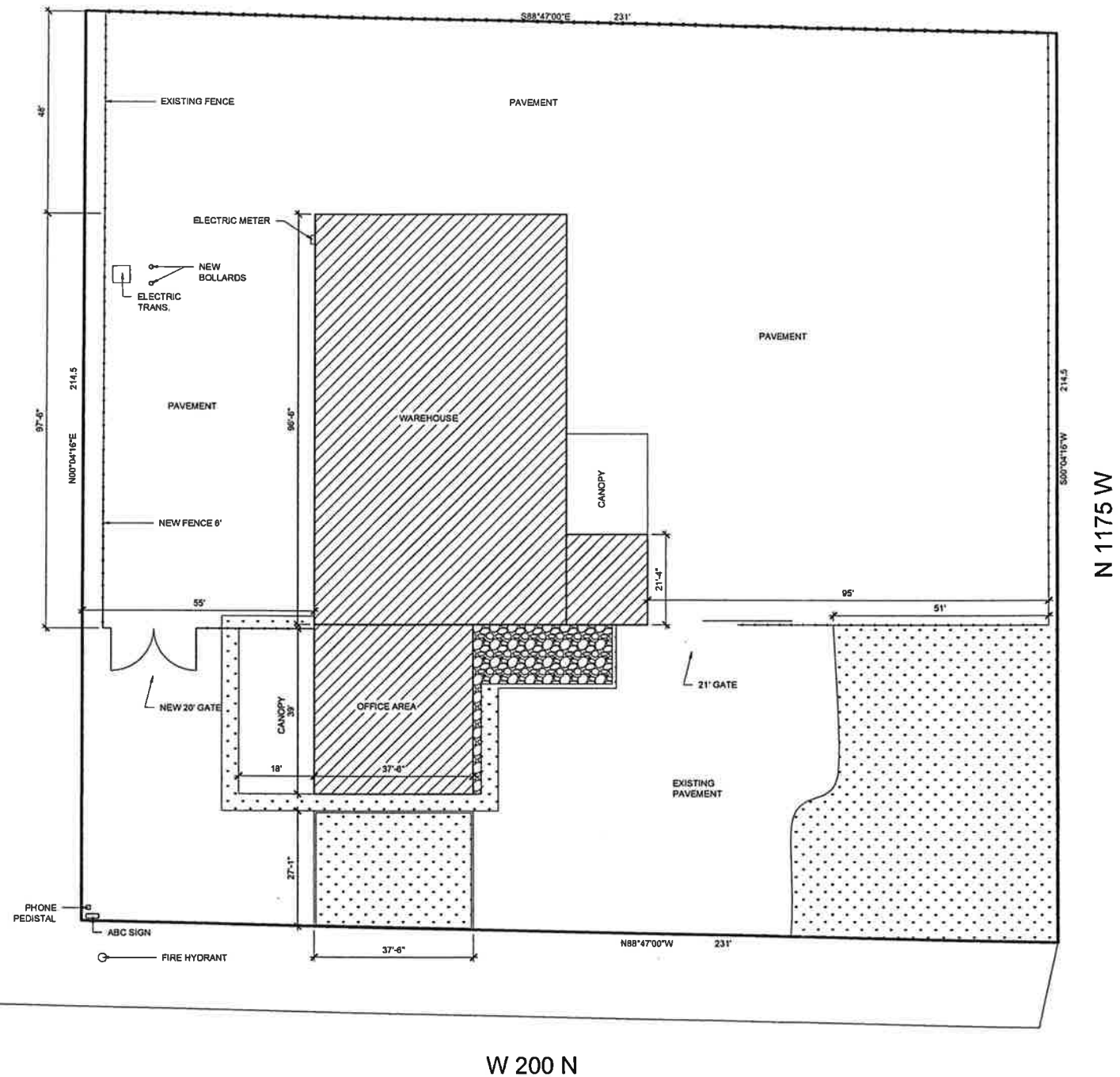
These drawings are intended for  
schematic design only. Local authorities &  
governing building codes shall be used  
for construction

05/06/2015



DEMOLITION PLAN

Scale: 1/16" = 1'-0"



**ABC**  
Supply Co. Inc.

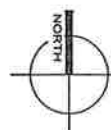
1 ABC PARKWAY  
BELOIT, WI 53511  
(800) 382-7777  
www.abcsupply.com

ABC SUPPLY CO.  
LOGAN, UT

REVISIONS:	PROJECT TITLE:
REVISION 1 - 05/28/2015	LOGAN, UT
	SHEET TITLE:
	PROPOSED SITE PLAN
	BID DATE:
	APPROVAL DATE:
	REGION - 5/19/2015
	ISSUE DATE:
	05/06/2015
	CCI JOB NUMBER:
	4196-2251
	DRAWING NUMBER:
	102
DRAWN BY:	
FEDERICO HERNANDEZ, CCI	

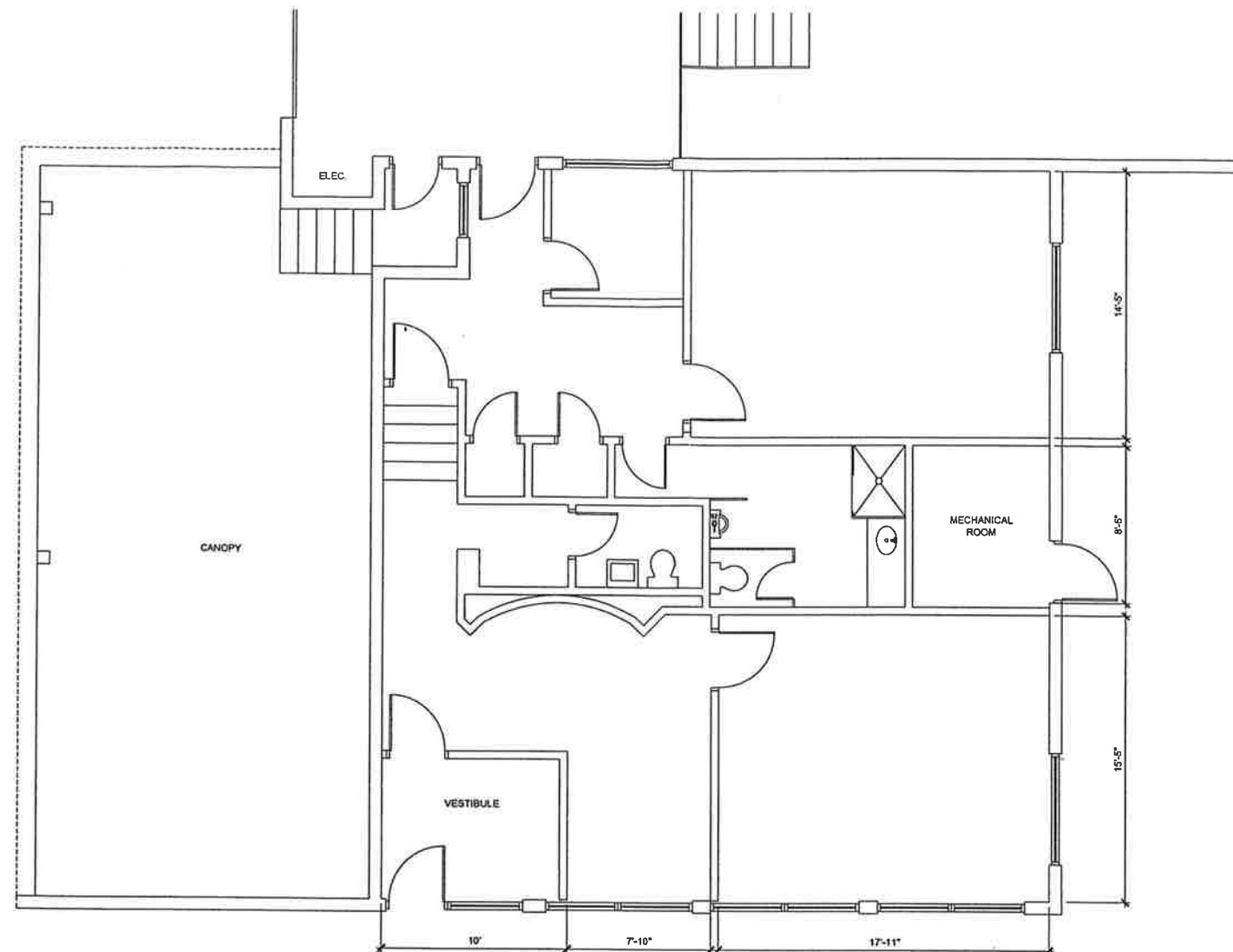
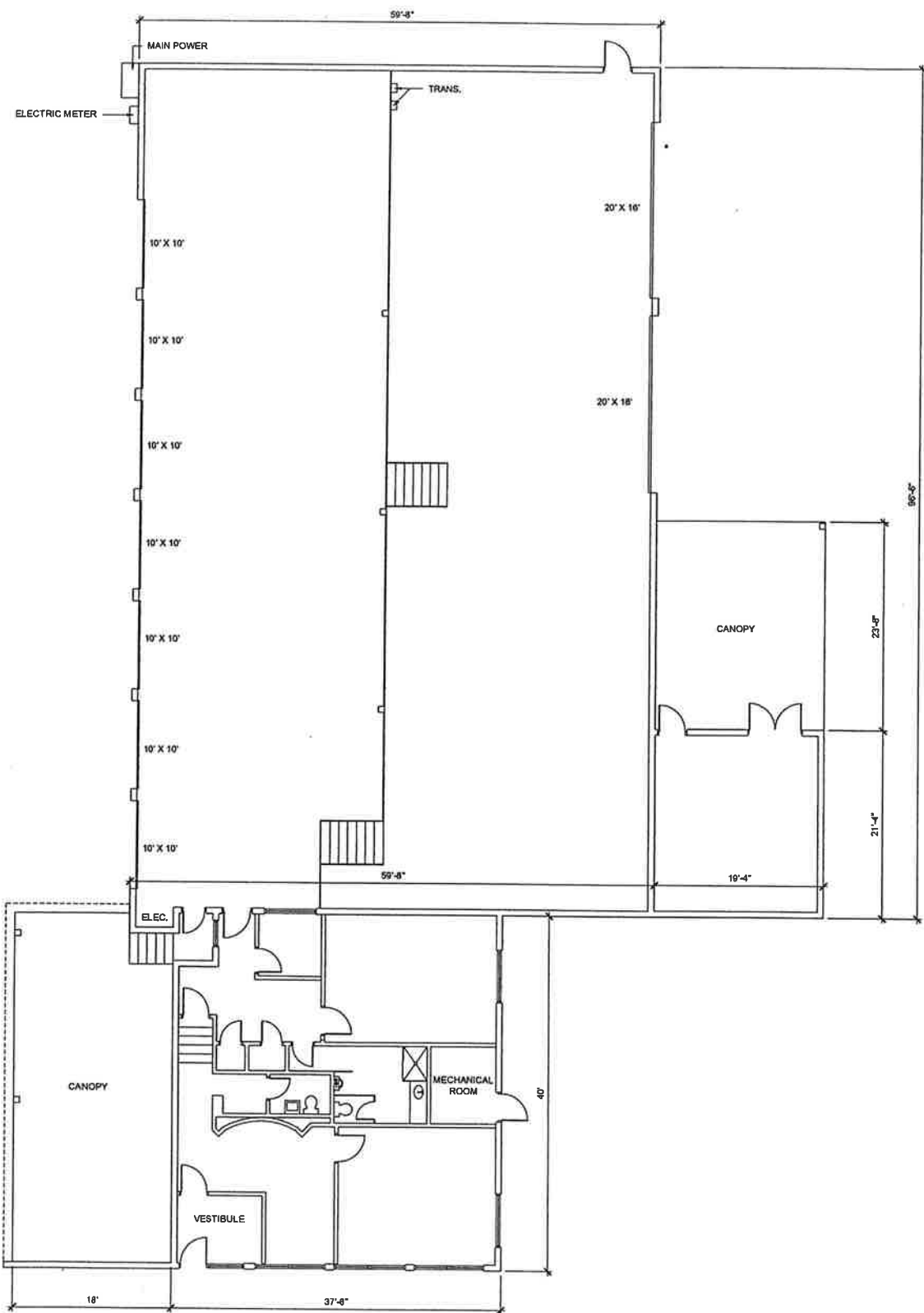
These drawings are intended for  
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for construction

05/06/2015



PROPOSED SITE PLAN

Scale: 1/16" = 1'-0"



**ABC Supply Co. inc.**

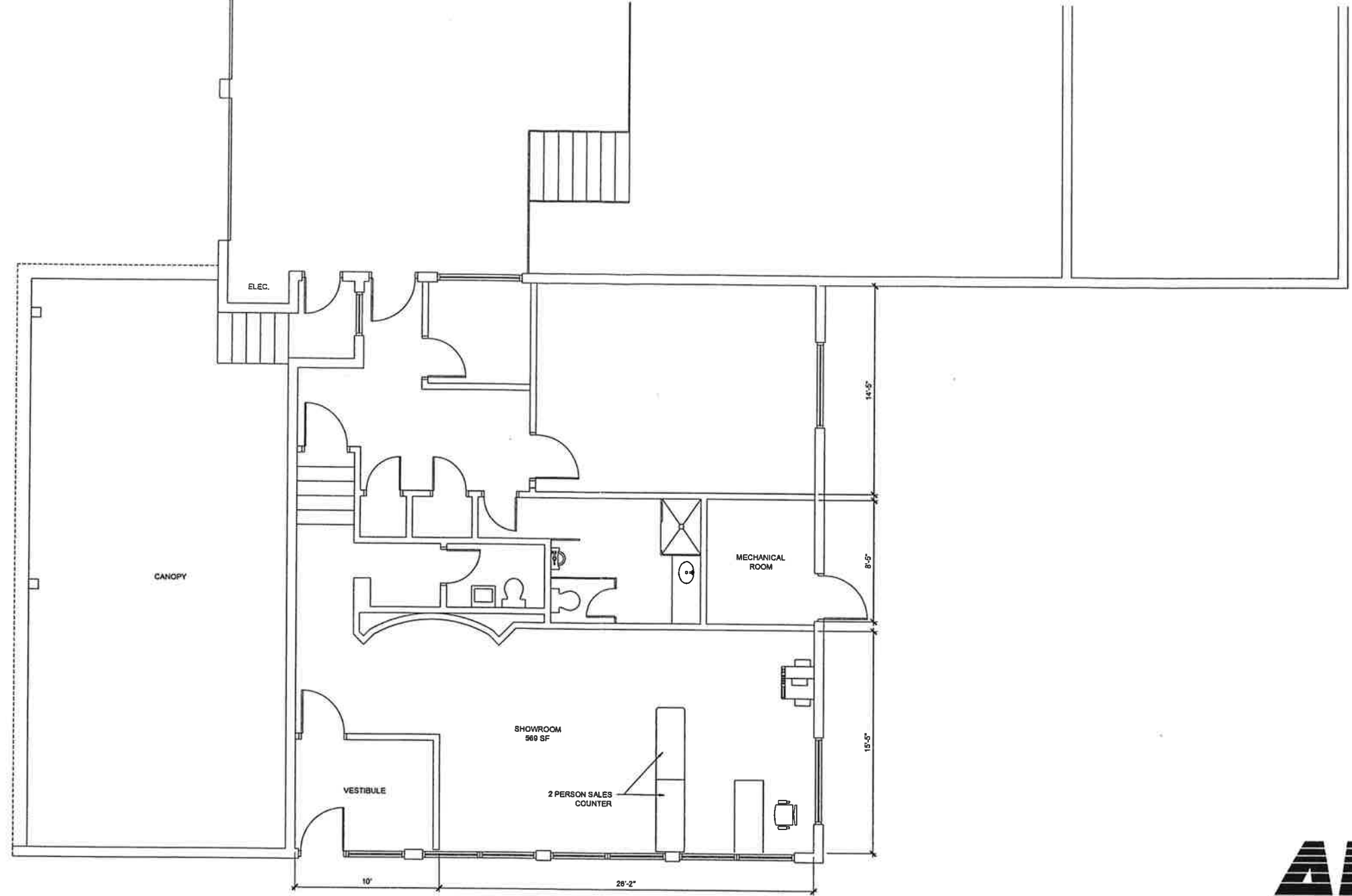
1 ABC PARKWAY  
BELLOIT, WI 53511  
(808) 382-7777  
www.abcsupply.com

ABC SUPPLY CO.  
LOGAN, UT

REVISIONS:	PROJECT TITLE:
REVISION 1 - 5/28/2015	LOGAN, UT
REVISION 2 - 8/3/2015	SHEET TITLE:
REVISION 3 - 8/4/2015	EXISTING FLOOR PLAN
	BID DATE:
	APPROVAL DATE:
	REGION - 5/19/2015
	ISSUE DATE:
	5/6/2015
	CCI JOB NUMBER:
	4196-2251
	DRAWING NUMBER:
	200

DRAWN BY:  
FEDERICO HERNANDEZ, CCI





**ABC**  
Supply Co. inc.

1 ABC PARKWAY  
BELLEVILLE, WI 53511  
(608) 362-7777  
www.abcsupply.com

ABC SUPPLY CO.  
LOGAN, UT

REVISIONS:	PROJECT TITLE:
REVISION 1 - 05/28/2015	LOGAN, UT
REVISION 2 - 03/2015	
REVISION 3 - 04/2015	
	SHEET TITLE:
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	BID DATE:
	APPROVAL DATE:
	REGION - 5/19/2015
	ISSUE DATE:
	05/06/2015
	CCI JOB NUMBER:
	4198-2251
	DRAWING NUMBER:
	202

DRAWN BY:  
FEDERICO HERNANDEZ, CCI

These drawings are intended for  
schematic design only. Local authorities &  
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for construction

05/06/2015

PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-0"